



Date:	9/22/2015
LPC Docket #:	17-2190
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 32 Dominick Street - 32 Dominick Street House

Borough: Manhattan

Block: 578 **Lot:** 64

Historic District: Individual Landmark

Description: A Federal style rowhouse built c. 1826. Application is to demolish a rear yard addition, construct a rear yard addition and alter a dormer.

COMMISSION FINDINGS

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED WITH MODIFICATIONS, finding:

- that the existing rear additions are simply designed with little or no historic fabric remaining, therefore their demolition will not detract from the historic character of the building;
- that the brick and metal materials palette of the additions will be harmonious with the building's materials palette;
- that the proposed work will retain the top floor of the rear façade;
- that the second floor rear addition will be adjacent to the historic stair location and its presence and placement will be in keeping with the asymmetry, typically created by windows at staircases adjacent to the rear façade of rowhouses of this age;
- that the second floor rear addition will be small in size and will not extend the full width of the addition beneath it, helping it remain a subordinate element;
- that the cumulative effect of the additions, featuring limited heights and footprints which maintain the perceptibility of the building's original volume, will not overwhelm this historic house;
- that the mesh metal trellis system will be limited in size and maintain a level of openness in keeping with the character of terrace and deck furniture;
- and that the work will only be visible from incidental views.

However, in voting to grant this approval, the Commission required:

- that the applicant work with staff to retain the dormer;
- and to work with staff on the design of the rear façade to help it to better relate to the scale and character of this historic building.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Kim Vauss, Roberta Washington

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, K.Vauss, R.Washington

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law